

2203, 1111 10 Street SW  
Calgary, Alberta

MLS # A2169636



**\$379,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                            |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | High-Rise (5+)                      |               |                   |
| <b>Size:</b>     | 585 sq.ft.                          | <b>Age:</b>   | 2012 (12 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 377 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco         | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** n/a

A beautiful and affordable unit in the desirable 'LUNA' building. Enjoy stunning views from this well appointed unit. Enjoy contemporary design and functional space throughout. A spacious kitchen with plenty of cabinet space and quartz counter tops. A full stainless steel appliance package including a gas stove and large s/s sinks. A large living space with floor to ceiling windows which step out to the balcony to enjoy the fantastic view. A convenient built-in desk space off the living room. Enjoy a kingsize primary suite with stunning views. Step through the large walk-in closet to the well appointed ensuite. Large tub/shower, designer fixtures and plenty of additional storage. There is a spacious flex room which would make a fine office, den or storage area. The LUNA also provides a recreation room, gym and steam room, and an outdoor gathering space. Enjoy a Titled parking stall very close to the elevator and an assigned storage locker. The Luna is conveniently located in the heart of the Beltline. You are within walking distance to downtown and public transit. Groceries are just around the corner and all of the great shops, restaurants and amenities of the Beltline are close by.